

## 2 Bedroom Apartment - El Madroñal - Kalima - 9942

Property type	<b>Apartment</b>		
Location	<b>El Madroñal, Adeje</b>		
Complex	<b>Kalima</b>		
Pool	<b>Communal pool</b>		
Views	<b>Ocean view, Panoramic views</b>		
Sale	<b>486 000 €</b>	Reference	<b>9942</b>
Built area	<b>132m<sup>2</sup></b>	Living area	<b>78m<sup>2</sup></b>
Terrace	<b>54m<sup>2</sup></b>	Parking	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>2</b>
Bathrooms	<b>2</b>	Furniture	<b>Optional</b>

Cozy apartment in El Madroñal with a total area of 132 m2, including 78 m2 of living space and a 54 m2 terrace with panoramic sea views.

The property features 2 bedrooms and 2 bathrooms. Currently, one of the bathrooms has been converted into a walk-in wardrobe, although all fittings are available to easily reinstall it as a bathroom. The apartment offers an open-plan kitchen and a bright living room with direct access to the spacious terrace. The apartment has a south/west orientation, ensuring excellent natural light throughout the day. The property includes an assigned parking space in the building's garage and a private storage room. The residential complex offers two communal swimming pools and two elevators. It is located opposite a beautiful park in a quiet and green neighborhood, ideal for families with children and pets.

All essential services such as supermarket, hairdresser, beauty center, veterinary clinic, stationery shop, pharmacy, bars and restaurants are within walking distance.

The apartment can be sold furnished if desired.

Community fees: €122/month.

IBI (property tax): €320/year.

Asten Realty reference: 9942







Avenida de Bruselas 18,  
Terrazas del Duque 1, Locales 13 - 14,  
Costa Adeje, 38660, Tenerife, España  
**Tel.:** (+34) 922 789 196  
**WhatsApp:** (+34) 697 595 694  
**Email:** info@astenrealty.com  
**Web:** astenrealty.com